



City of El Paso – City Plan Commission Staff Report

Case No: SUSC13-00002 El Paso International Airport Unit 3 Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: March 7, 2013
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: North of Montana Avenue and west of Airway Boulevard
Acreage: 9.3 acres
Rep District: 3
Existing Use: Vacant
Existing Zoning: SCZ (SmartCode)
Proposed Zoning: SCZ (SmartCode)
Nearest Park: Edgemere Median (1/2-mile)
Nearest School: Bonham Elementary (1/2-mile)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: City of El Paso
Applicant: Conde Inc.
Representative: Conde Inc.

SURROUNDING ZONING AND LAND USE

North: SCZ (SmartCode) / Conventional Commercial
South: SCZ (SmartCode) / Conventional Commercial
East: SCZ (SmartCode) / Conventional Commercial
West: SCZ (SmartCode) / Conventional Commercial

PLAN EL PASO DESIGNATION: Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 9.3 acres into a mixed-use development with a total of 9 lots. Primary access to the development is proposed from Boeing Drive and Airway Boulevard. Several lots will have legal access via private streets within a public access and utility easement. This application is being reviewed under SmartCode standards, and a final plat reflecting the approved regulating plan shall be approved and recorded prior to the applicant pulling building permits. The applicant requests an exception to allow for a private street per section 19.15.150.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of El Paso International

Airport Unit 3 Replat A on a Resubdivision Combination basis and the exception request, subject to the following conditions and requirements:

Planning Division Recommendation

Planning recommends **approval** of the exception request and **approval** of this application request on a resubdivision combination basis.

City Development Department - Land Development

1. Place a note stating that property is subject to on-site ponding.
2. On the preliminary plat, show existing and proposed drainage flow patterns within the subdivision and existing offsite drainage flow patterns. Also, show the location of the on-site ponding area.

Parks and Recreation Department

We have reviewed **El Paso International Airport Replat of Unit 3 Replat "A"**, a resubdivision combination plat map which was re-zoned to "SCZ" (Smart Code Zoning) as part of the **Southern Industrial Park Master Plan** (El Paso International Airport) therefore, this plat application is not required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

This subdivision application needs to comply with the Smart Code "Civic Space" requirements and the following needs to be provided:

- a. Building Scale Plan for review & approval by the Consolidated Review Committee (CRC).
- b. Building Scale Plan shall comply with type of Civic Spaces as per approved new Community Plan.
- c. Building Scale Plan shall include Civic Space Zones generally designed as described in Table 13 in accordance with Chapter 21.80 – Tables where applicable.

This development is with-in Park Zone **C-5**

Nearest park located with-in Park Zone E-1: **Edgemere Medians**

Park with-in Park Zone C-5: **Normandy**

El Paso Water Utilities

1. EPWU does not object to this request.
2. Depending on the anticipated wastewater flows of the proposed land use of the property, EPWU will need to conduct a sewer study to determine if the flow generated by the proposed development will negatively impact the capacity of the existing sanitary sewer mains downstream. The Owner/Developer will be responsible for system improvement costs proportionate to the development's wastewater flow contribution.

Water:

3. There are existing 12-inch diameter water mains along Airway Boulevard and Boeing Drive fronting the subject property. These water mains are available for service.

4. Previous water pressure reading from fire hydrant #2666 located at the northwest corner of the intersection of Boeing Drive and Airway Boulevard have yielded a static pressure of 80 pounds per square inch (psi), a residual pressure of 72 psi, and a discharge of 1,278 gallons per minute.

5. Private backflow prevention devices will be required at the discharge side of each water meter within the subject property. The property Owner shall be responsible for the operation and maintenance of the above-described backflow prevention devices.

Sanitary Sewer:

6. There is an existing 12-inch diameter main on Airway Boulevard and an 8-inch diameter main on Boeing Drive fronting the subject property.

General:

7. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

The El Paso County 911 District requests that **WEST ST** be renamed due to the fact it currently exists within **the El Paso Emergency Response** area.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

School District

No comments received.

Additional Requirements and General Comments:

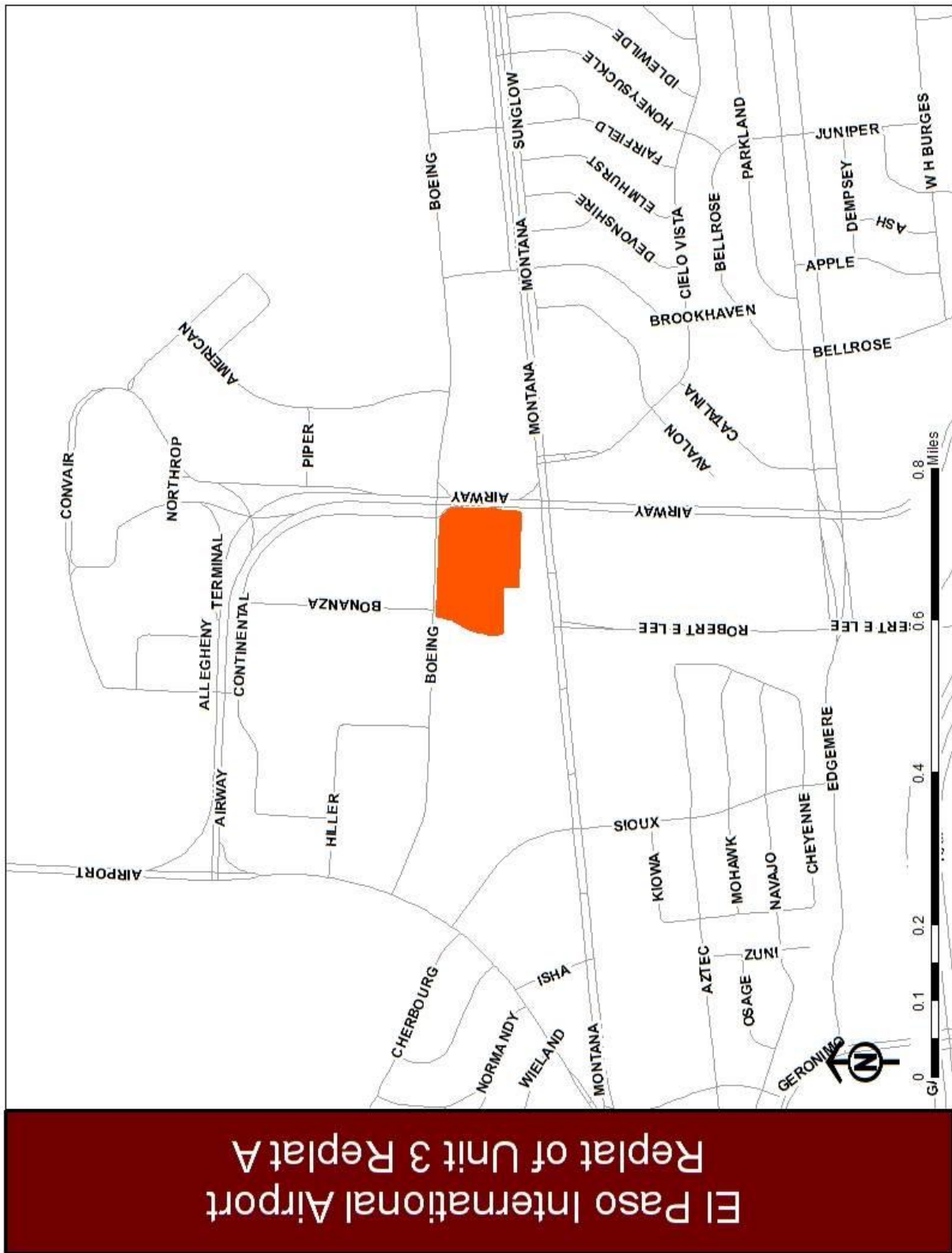
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership

- c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
- 2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

- 1. Location map
- 2. Aerial map
- 3. Preliminary Plat
- 4. Final Plat
- 5. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: February 5, 2013

File No. SUSC13-00002

SUBDIVISION NAME: El Paso International Airport Replat of Unit 3 Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lots 9 and a Portion of Lot 10, Block 5, El Paso International Airport Tracts Replat of Unit 3, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Mixed Use</u>	<u>9.287</u>	<u>1</u>
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>9.287</u>	_____
3. What is existing zoning of the above described property? Smart Code Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ n/a
5. What type of utility easements are proposed? Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Lots to Drainage Structures to Pond
7. Are special public improvements proposed in connection with the development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12.	Owner of record	<u>City of El Paso, 2 Civic Center Plaza</u>	<u>El Paso, TX</u>	<u>79901</u>	<u>915-541-4428</u>
		(Name & Address)		(Zip)	(Phone)
13.	Developer	<u>City of El Paso, 2 Civic Center Plaza</u>	<u>El Paso, TX</u>	<u>79901</u>	<u>915-541-4428</u>
		(Name & Address)		(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Dr., Suite 100</u>	<u>79905</u>	<u>915-592-0283</u>
		(Name & Address)		(Zip)	(Phone)

CASHIER'S VALIDATION
FEE: \$1,083.00

City of El Paso

OWNER SIGNATURE: _____
 Joyce A. Wilson, City Manager

REPRESENTATIVE: _____
 Conrad Conde

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
 REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**